



**Order Filed on May 8, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey**

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-1(b)

Rebecca A. Solarz
KML Law Group, PC
216 Haddon Avenue, Suite 406
Westmont, NJ 08108
THE BANK OF NEW YORK MELLON F/K/A THE
BANK OF NEW YORK as successor in interest to JP
Morgan Chase Bank, N.A. as Trustee for Structured
Asset Mortgage Investments II Inc. Mortgage Pass-
Through Certificates Series 2005-AR8

In Re:
Leticia, Rojas

Case No: 18-19362 VFP

Hearing Date: May 8, 2018

Judge: Vincent F. Papalia

Recommended Local Form:

☐

Followed

☐

Modified

**ORDER DENYING APPLICATION TO SHORTEN TIME AND DENYING
APPLICATION TO IMPOSE THE STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: May 8, 2018



**Honorable Vincent F. Papalia
United States Bankruptcy Judge**

Upon the motion of Debtor, Leticia Rojas, through her counsel, Bruce Radowitz, Esq., seeking an order shortening time and imposing the automatic stay; and KML Law Group, P.C. appearing in opposition on behalf of Creditor, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR8, and the Court having reviewed the submissions of the parties and conducted oral argument; and for cause shown,^{*} it is

ORDERED that the application to shorten time is DENIED; and

IT IS FURTHER ORDERED that the motion to impose the automatic stay as to all creditors is DENIED; and

IT IS FURTHER ORDERED that the sheriff sale of real property located at 180 Douglas Road, Far Hills, NJ 07931, may proceed.

IT IS FURTHER ORDERED that Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

^{*}and for the reasons set forth on the record on May8, 2018;

rev. 7/12/16

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Leticia Rojas
Debtor

Case No. 18-19362-VFP
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: May 09, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 11, 2018.

db +Leticia Rojas, 640 Irvington Avenue, Hillside, NJ 07205-3143

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 11, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 9, 2018 at the address(es) listed below:

Bruce W. Radowitz on behalf of Debtor Leticia Rojas bradowitz@comcast.net,
r45676@notify.bestcase.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 2